

Great Witley and Hillhampton Neighbourhood Plan 2024-2041

Basic Conditions Statement Addendum

Great Witley and Hillhampton Parish Council · April 2026

1 Introduction

- 1.1 This is an Addendum to the Basic Conditions Statement which accompanied the submission of the Great Witley and Hillhampton Neighbourhood Development Plan ('Neighbourhood Plan') to Malvern Hills District Council in February 2025.
- 1.2 It has been prepared to demonstrate that the Neighbourhood Plan meets or could be modified to meet the legal requirements and basic conditions arising from the commencement in March 2026 of sections 98 and 99 of the Levelling-up and Regeneration Act 2023.
- 1.3 Section 2 of this Addendum deals with the new legal requirements and section 3 with the new basic conditions. Legal requirements and basic conditions are set out in bold. Each is then followed by confirmation that it is met by the Neighbourhood Plan or that the Plan could be modified to meet it in specified ways.

2 Legal requirements

- 2.1 **A neighbourhood development plan may include—**
 - (a) policies (however expressed) in relation to the amount, type and location of, and timetable for, development in the neighbourhood area in the period for which the plan has effect;**
 - (b) other policies (however expressed) in relation to the use or development of land in the neighbourhood area which are designed to achieve objectives that relate to the particular characteristics or circumstances of that area, any part of that area or one or more specific sites in that area;**
 - (c) details of any infrastructure requirements, or requirements for affordable housing, to which development in accordance with the policies, included in the plan under paragraph (a) or (b), would give rise;**
 - (d) requirements with respect to design that relate to development, or development of a particular description, throughout the neighbourhood area, in any part of that area or at one or more specific sites in that area, which the qualifying body considers should be met for planning permission for the development to be granted.**
- 2.2 The Neighbourhood Plan sets out policies in relation to the use or development of land in the Neighbourhood Area, and which have been prepared in accordance with the statutory provisions. In particular it includes:
 - Policies designed to achieve objectives that relate to the particular characteristics or circumstances of the Neighbourhood Area and to specific sites.

- Requirements with respect to design that relate to development throughout the Neighbourhood Area which the qualifying body considers should be met for planning permission for the development to be granted.
- 2.3 **So far as the qualifying body considers appropriate, having regard to the subject matter of the neighbourhood development plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation, to, climate change.**
- 2.4 Having regard to the subject matter of the Neighbourhood Plan, it is designed to secure that the development and use of land in the Neighbourhood Area contributes to the mitigation of, and adaptation to, climate change through its policies on the design of new housing and renewable and low carbon energy:
- Policy GWH6 on the design of new housing promotes sustainability measures including energy and water conservation, the generation of renewable energy and other sustainability measures, and the retention of natural site features and the provision of new tree planting and other landscaping.
 - Policy GWH10 supports proposals for renewable and low carbon energy development.
- 2.5 **So far as the qualifying body considers appropriate, having regard to the subject matter of the neighbourhood development plan, the plan must take account take account of any local nature recovery strategy, under section 104 of the Environment Act 2021, that relates to all or part of the neighbourhood area, including in particular—**
(i) the areas identified in the strategy as areas which—
(A) are, or could become, of particular importance for biodiversity, or
(B) are areas where the recovery or enhancement of biodiversity could make a particular contribution to other environmental benefits,
(ii) the priorities set out in the strategy for recovering or enhancing biodiversity, and
(iii) the proposals set out in the strategy as to potential measures relating to those priorities.
- 2.6 The relevant local nature recovery strategy for the Neighbourhood Area is the Worcestershire Local Nature Recovery Strategy (WLNRS), published in March 2026. The subject matter of the Neighbourhood Plan does not include policies directly relating to biodiversity or nature recovery. However, the Neighbourhood Plan includes policies which relate to the Strategy's mapped Areas of Particular Importance for Biodiversity and which will contribute to the Strategy's priorities and to the delivery of its Potential Measures for recovering or enhancing biodiversity:
- Policy GWH1 on landscape character aims to retain and conserve landscape features in the Neighbourhood Area. It is aligned with Areas of Particular Importance for Biodiversity and to Strategy priorities and Potential Measures including in relation to the creation and enhancement of woodland, hedgerows, and species rich neutral grassland.
 - Areas of Particular Importance for Biodiversity such as Abberley Hill are represented in the key views identified by policy GWH2, supporting their conservation.

- Policy GWH6 on the design of new housing seeks the retention of natural site features of biodiversity value and the provision of new tree planting and other landscaping which provides for wildlife, with a preference for native deciduous species, contributing to Strategy priorities and Potential Measures.

- 2.7 To confirm that the Neighbourhood Plan takes appropriate account of the WLNRS, having regard to its subject matter, the following modifications to the submitted Plan are proposed for consideration by the Examiner:

Insert new paragraph after para. 2.19:

“Areas of particular importance for biodiversity are shown on the Worcestershire Local Nature Recovery Strategy’s Local Habitat Map and include many of the above locations.”.

Add to end of para. 4.6:

“The Worcestershire Local Nature Recovery Strategy identifies habitats such as ancient and ancient semi-natural woodland, ancient and veteran trees, grassland, and pools in the Neighbourhood Area as Areas of Particular Importance for Biodiversity. Policy GWH1 aligns with and supports Strategy priorities within the Trees, Scrub and Woodland and Open Habitats themes, and with Potential Measures particularly in relation to the creation and enhancement of woodland, hedgerows, and species rich neutral grassland.”.

Add to end of list of County and district level evidence in Appendix A:

“Worcestershire County Council, Worcestershire Local Nature Recovery Strategy, March 2026.”.

- 2.8 **The neighbourhood development plan must not be inconsistent with or (in substance) repeat any national development management policy.**
- 2.9 The Neighbourhood Plan is not inconsistent with or (in substance) repeat any national development management policy.

3 Basic conditions

- 3.1 **The making of the plan would not have the effect of preventing development from taking place which**
(i) is proposed in the development plan for the area of the authority (or any part of that area), and
(ii) if it took place, would provide housing.
- 3.2 The South Worcestershire Development Plan Review (SWDPR, adopted March 2026) allocates land for housing at Great Witley.¹ The housing allocation forms the western part of a larger area of land which is proposed for designation as Local Green Space (LGS) in the submitted Neighbourhood Plan (LGS2, Glebe Field). Since strategic policies take

¹ Policy SWDPR 70, Table 14, Land south of Stourport Road, MHPH08.

precedence over Neighbourhood Plan policies,² the LGS designation, if included in the made Neighbourhood Plan, would not necessarily prevent development proposed in the development plan as a whole. However, given that the LGS designation has been partially superseded, the qualifying body considers that it should be amended to remove the land allocated for housing whilst retaining the non-allocated eastern part as LGS. This would confirm that the making of the plan will not have the effect of preventing proposed development and ensure consistency between different parts of the development plan. Modifications to this effect, for consideration by the Examiner, are set out in Appendix 1.

- 3.3 The submitted Neighbourhood Plan identifies a key view looking north across the SWDPR housing allocation (Policy GWH2, KV5). The terms of policy GWH2 however do not prevent development.
- 3.4 No other SWDPR proposals providing housing would be prevented by the making of the Neighbourhood Plan.
- 3.5 **The making of the plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the draft plan were not to be made.**
- 3.6 The SWDPR does not identify any housing requirement for the Neighbourhood Area, because the overall housing target for South Worcestershire is to be met through the SWDPR itself, including through allocations such as at Great Witley. As explained above, the housing allocation is part of a larger area proposed for designation as LGS in the submitted Neighbourhood Plan. In order to confirm that the above basic condition could be met and to ensure consistency between different parts of the development plan, Appendix 1 sets out modifications to remove the proposed LGS designation from the land allocated for housing.
- 3.7 The submitted Neighbourhood Plan identifies a key view looking north across the SWDPR housing allocation (Policy GWH2, KV5). The terms of policy GWH2 however do not prevent or unduly restrict development to the extent that less housing would be provided on the SWDPR allocation.
- 3.8 The neighbourhood Plan does not otherwise promote less housing development than provided for in the SWDPR.
- 3.9 **Any requirements imposed in relation to the plan by or under Part 6 of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports) have been complied with.**
- 3.10 No requirements have been imposed in relation to the making of the Neighbourhood Plan by or under Part 6 of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports).

² National Planning Policy Framework para. 31. Local Plan allocation policies in the predecessor plan to the SWDPR, the South Worcestershire Development Plan, have previously been identified as strategic for the purposes of neighbourhood planning.

Appendix 1: Proposed Modifications to policy GWH3 Local Green Spaces

Policy GWH3, amend description of LGS2 to read:

“LGS2: Glebe Field (part)”.

Table 2, amend the entry for LGS2 to read:

LGS2: Glebe Field (part) Land between Bowen’s Field to the north and Glendower Way/Primary School to the south. Land allocated for housing development in the SWDPR is to the west. The Quartergreen recreational facilities and footpath to Bowen’s Field are to the east. The village development boundary is to the north on the other side of the main road.	This land occupies a central location in the village ‘triangle’. Its open, rural quality makes an important contribution to village feel and character, providing a marked and tranquil contrast with, and visual relief from, surrounding development. There are ecological interests associated with badgers and the nearby Priority Habitat deciduous woodland. Views across the land from the south (footpath at rear of Primary School and Glendower Way) demonstrate its intrinsic natural beauty, tranquillity, and its contribution to the rural setting of the village. Similar views looking west across the land are available from the footpath which links Bowen’s Field and the Quartergreen. The surroundings footpaths ensure LGS2 is highly visible and that its essential qualities can be readily appreciated. The Glebe Field is of local significance because of its beauty, tranquillity, and wildlife.	1.5
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Plan 3, amend boundary for LGS2 as shown below:



Amended boundary for LGS2 Glebe Field (part)

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